



58 Clifton Street

, Middlesbrough, TS1 4BY

Price £90,000

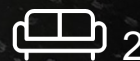
A WELL SIZED THREE BEDROOM TWO RECEPTION ROOM INNER TERRACED LOCATED WITHIN A MATTER OF MINUTES FROM THE UNIVERSITY OF TEESSIDE BEING OFFERED FOR SALE WITH TENANTS IN SITU ON A STANDARD SINGLE 'AST' LEASE GENERATING A MONTHLY INCOME OF £800PCM NOT INCLUDING BILLS. THIS GENERATES AN ANNUAL INCOME OF £9600 THUS CREATING A GROSS YIELD OF OVER 10% AT ASKING PRICE. THE PROPERTY OFFERS WELL PRESENTED MODERN FIXTURES AND FITTINGS THROUGHOUT AND BEING LET ON A FURNISHED BASIS ALL FURNISHINGS ARE INCLUDED IN THE SALE. THE PROPERTY HAS A LONG HISTORY OF BEING LET THUS MAKING IT A SECURE INVESTMENT. WE FEEL THIS WILL BE A SHREWD INVESTMENT FOR ANY INVESTOR THEREFORE ENCOURAGE A VIEWING AT THE EARLIEST OPPORTUNITY.

The accommodation in brief comprises a entrance hall, a downstairs Bedroom (formerly a second reception room), a communal Lounge, Kitchen, rear Lobby and a downstairs Bathroom. To the first floor are three Bedrooms.

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

- UPVC double glazing throughout
- Recently installed gas combi boiler (approximately 12 months old as of August 2026)
- Recently renewed consumer unit (inside of 2 years from the same date)
- EPC Rating 'C' - 72 / 85
- The property is in a 'selective licensing' area



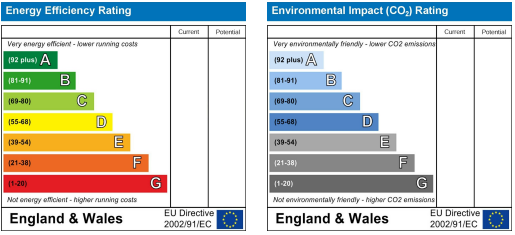
Floor Plan



Area Map



Energy Efficiency Graph



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